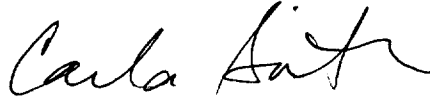


AN ORDINANCE



Z-05-116

BY COUNCILMEMBER DEBI STARNES

**AN ORDINANCE TO REZONE PROPERTY FROM THE R-5 (TWO-FAMILY RESIDENTIAL) DISTRICT TO THE MRC-1 (MIXED RESIDENTIAL COMMERCIAL) DISTRICT, LOCATED AT 559, 563, 567, 573, 585 AND 589 RALPH MCGILL BOULEVARD, N.E.; AND FOR OTHER PURPOSES.**

**WHEREAS**, the City finds that there is a need to encourage a balanced mix of uses and to promote pedestrian-oriented commercial nodes; and

**WHEREAS**, there is a need to encourage infill and rehabilitation development within traditionally commercial areas that include residential uses; and

**WHEREAS**, the Ralph McGill Boulevard corridor between Boulevard and Glen Iris Drive includes commercial, multi-family, and single-family uses and vacant land; and

**WHEREAS**, the current land use designation for these specific parcels is for low-density commercial uses and the majority of the current uses are compatible with low-density commercial.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **559, 563, 567, 573, 585 AND 589 RALPH MCGILL BOULEVARD, N.E.** be changed from the R-5 (Two-family Residential) District to the MRC-1 (Mixed Residential Commercial) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 47, 14<sup>th</sup> District, Fulton County Georgia, being more particularly described by the attached map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

